



TOWN OF LOS GATOS
PLANNING COMMISSION MEETING
ACTION MINUTES
TOWN COUNCIL CHAMBERS
110 E. MAIN STREET
WEDNESDAY, MAY 9, 2007 -- 7:00 P.M.

Please refer to compact disk #05-9-07 to hear the entire proceedings of this meeting.

ROLL CALL:

Present: Joanne Talesfore, Chair; D. Michael Kane, Vice Chair; John Bourgeois, Phil Micciche, Thomas O'Donnell and Marico Sayoc
Absent: Stephen M. Rice
Others: Assistant Community Development Director Randy Tsuda, Associate Planners Joel Paulson and Suzanne Davis, Associate Civil Engineer Fletcher Parsons, Town Attorney Orry Korb and Assistant Town Manager Pamela Jacobs.

PLEDGE OF ALLEGIANCE - Commissioner Sayoc

VERBAL COMMUNICATION/Approval of Meeting Minutes

Ray Davis commented on the email submitted to Town staff regarding two items for consideration on Item 4 - 15200 Los Gatos Boulevard which were not included in the minutes as submitted for tonight's approval. Also commented on previous emails not acknowledged by the Town for this project.

APPROVAL OF MINUTES

April 25, 2007 - Motion by Commissioner O'Donnell and seconded by Commissioner Kane to approve meeting minutes to include items as added from the desk item dated May 9, 2007 regarding the project at 15200 Los Gatos Boulevard. Passed 6-0 with Commissioner Rice excused.

SUB-COMMITTEE REPORTS

Historic Preservation Committee - Commissioner Micciche reported the Committee discussed the awning to be added to the Banana Republic store.

Conceptual Development Advisory Committee - Commissioner Kane reported the Committee reviewed two projects. The projects were 110-180 Knowles Avenue (high density project) and 506 University Avenue (3 houses).

VERBAL COMMUNICATION

Ray Davis - Commented on Commissioner Micciche's voting the way of the developers. Concerned about the approval of the Reservoir Rd Lot 2 project because it was not compliant with the HDS&G and General Plan requirements for hillside

homes. This approval opens the door for flatland development in the hillsides.
Asked the Commission to be responsible to follow the public documents in place.

CONSENT CALENDAR - NONE

CONTINUED PUBLIC HEARING

ITEM 1 **Reservoir Road (Lot 1)**
Architecture and Site Application S-07-20

Requesting approval to construct a new residence on property zoned R-1:20. APN 529-31-041.

PROPERTY OWNER: James and Lynn O'Brien

APPLICANT: Michael Davis

(Continued from April 25, 2007)

PUBLIC TESTIMONY by Michael Davis, Marguerite Kirk and Ray Davis.

MOTION: Motion by Commission Bourgeois and seconded by Commissioner Sayoc to remand to staff to a date certain for considerations of the following issues: 1) reduce the amount of grading, 2) eliminate encroachment outside the LRDA for the one-car garage, 3) increase the amount to which the house steps down the hillside, 4) design roofline to reflect natural grade.

Motion carried 5-1 with Commissioner Micciche dissenting and Commissioner Rice excused.
Motion by Commissioner Bourgeois and seconded by Commissioner O'Donnell to continue item to June 13, 2007. Motion carried 6-0 with Commissioner Rice excused.

ITEM 2 **20 S. Santa Cruz Avenue, Ste 200**
Conditional Use Permit U-07-142

Requesting approval to modify an existing conditional use permit to allow service of beer & wine (Main Street Burgers) on property zoned C-2. APN 510-45-075.

PROPERTY OWNER: John Feece, Sierra Management

APPLICANT: Ed Rathmann

(Continued from April 25, 2007)

PUBLIC TESTIMONY by Ed Rathmann

MOTION: Motion by Commissioner Kane and seconded by Commissioner Bourgeois to deny Conditional Use Permit U-07-142.

Motion carried 4-2 with Commissioners O'Donnell and Micciche dissenting and Commissioner Rice excused.

Appeal rights recited by Mr. Korb.

NEW PUBLIC HEARINGS

ITEM 3 **722 Bicknell Road**
Architecture and Site Application S-07-33

Requesting approval to demolish a single family residence and to construct a new residence on property zoned R-1:20 (the existing detached garage and guest house will remain). APN 407-07-006.

PROPERTY OWNER/APPLICANT: Homayoun Kianerci

PUBLIC TESTIMONY by Rodger Griffin, Barbara Holden, Ray Davis and Bernadette Frager.

MOTION: Motion by Commissioner Micciche and seconded by Commissioner O'Donnell to remand to staff for redesign of the house to reduce its bulk and mass. In addition, the applicant shall consider the following direction: 1) reduce or eliminate second floor, 2) provide an open style fence, and, 3) add more landscaping along the street frontage. Motion carried 6-0 with Commissioner Rice excused.

Motion by Commissioner Bourgeois and seconded by Commissioner Sayoc to continue item to June 27, 2007. Motion carried 6-0 with Commissioner Rice excused.

CONTINUED OTHER BUSINESS - NONE

NEW OTHER BUSINESS

Report from Director of Community Development

ITEM 4 **Sale of Vasona Park Land to County of Santa Clara**

PUBLIC TESTIMONY by Ray Davis, Lisa Killough, Ed San Juan, Cliff Hibbitts, Stephen Beveridge, Phil Knopf and Joe Carroll.

MOTION: Motion by Commissioner O'Donnell and seconded by Commissioner Micciche to forward to Town Council for final consideration with a recommendation that the sale of Vasona Park land to the County of Santa Clara is consistent with the General Plan.

Motion carried 6-0 with Commissioner Rice excused.

Commission Matters - Mr. Tsuda reported the Housing Element Update cycle is approaching. The State and the Association of Bay Area Governments (ABAG) will be releasing their housing allocation to all cities in the Bay Area within the next 10 days. The process includes review of the allocation and a formal appeal period with the final allocations decided in early 2008. The Housing Element must be completed and provided to the State by early 2009.

Commissioner Kane questioned the canceled General Plan Committee meetings and whether these cancellations are delaying the final Residential Design Guidelines.

ADJOURNMENT

Chair Talesfore adjourned the meeting at approximately 10:35 P.M.

TOWN OF LOS GATOS PLANNING COMMISSION
May 9, 2007

Joanne Talesfore, Chair

APPROVED AS TO FORM AND ATTEST:

Randy Tsuda
Assistant Director of Community
Development

Bud N. Lortz
Director of Community Development